

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A BEAUTIFULLY REFURBISHED END OF TERRACE VICTORIAN HOUSE SET OVER THREE FLOORS, ATTRACTIVE AND VERSATILE ACCOMMODATION RETAINING MUCH OF ITS PERIOD CHARM. OFF ROAD PARKING, LANDSCAPED REAR GARDEN AND CELLAR. DUAL ASPECT VIEWS AND POSITIONED IN A CONVENIENT RESIDENTIAL AREA CLOSE TO LOCAL AMENITIES INCLUDING MALVERN LINK TRAIN STATION AND GOOD SCHOOLING. ENERGY RATING "D"

Newtown Road - Guide Price £280,000

132 Newtown Road, Malvern, Worcestershire, WR14 1PF

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132 Newtown Road

Location & Description

The property is situated in a convenient location close to all amenities to include local shops in Newtown Road and Link Top with further amenities in Great Malvern. The town centre offers a wide range of facilities to include shops, banks, Post Office, restaurants, takeaways and Waitrose supermarket. Great Malvern is renowned for its tourist attractions to include the theatre complex with concert hall and cinema. There are many sporting facilities available to include the Splash leisure centre, Manor Park Sports Club and the Worcestershire Golf Club at Malvern Wells.

Transport communications are excellent with the mainline Railway Station at Malvern Link only a few minutes away giving connections to Worcester, Birmingham, London (Paddington), Hereford and South Wales. Junction 7 of the M5 motorway at Worcester being about 8 miles away.

Educational facilities offer both primary and secondary schooling within the area with St Josephs Roman Catholic School only a few yards from the property. The area is also renowned for private schooling to include Malvern College and Malvern St James.

Property Description

This is a great opportunity to acquire an attractive, Victorian end of terrace property that has been beautifully refurbished yet retaining much of its period charm.

132 Newtown Road offers extremely well presented accommodation which is set over three floors and enjoying dual aspect views to the Malvern Hills and across the Severn Valley. The house has been extended over the years to create an open plan kitchen/dining area. The remainder of the accommodation has been thoughtfully created throughout to create spacious, light accommodation. The current owners have enhanced the property including the replacement of the roof.

The property comprises entrance hall, attractive lounge with feature bay window, open plan kitchen/dining area with recently installed log burner and offering access to the rear garden and a downstairs cloakroom. On the first floor there are two bedrooms, one of which has an en-suite, the further bedroom and shower room on the second floor makes an ideal guest accommodation. Gas central heating and double glazing throughout.

A feature of the property is the attractive landscaped rear garden that offers a good degree of privacy.

The house is set back from the road behind allocated off road parking with external lighting and shared path to the left leads through a secure gate to the front door opening to

Entrance Hall

Laminate flooring, stairs to first floor and doors opening to lounge and open plan kitchen diner.

Sitting Room 3.54m (11ft 5in) x 3.49m (11ft 3in) max into bay

Carpet, pendant light fitting, two wall lights, double glazed bay window to front with bespoke fitted shutters and radiator.

Open Plan Kitchen/Dining Room

A space ideal for entertaining and offering versatile accommodation.

Dining Area 3.54m (11ft 5in) x 3.13m (10ft 1in)

Laminate flooring, radiator, ceiling light fitting. Log burner with slate hearth and wooden surround. Two double glazed windows to side. Door to





Cloakroom

With low level WC, laminate flooring, extractor fan, ceiling light fitting and fuse box.

Kitchen Area 3.82m (12ft 4in) x 2.40m (7ft 9in)

Laminate flooring double glazed window and door to the rear giving access to the garden. Partially tiled walls, range of base and eye level units with granite worktops with under cupboard lighting. Built in OVEN and GRILL, gas HOB and extractor fan. Sunken one and a half bowl stainless steel sink with drainer, and filtered water tap. Separate worktop unit, built in FRIDGE and FREEZER, spotlights, space for washing machine.

FIRST FLOOR

Landing

Carpet, two pendant light fittings.

Bedroom 1 3.54m (11ft 5in) x 3.13m (10ft 1in) max into alcove

Carpet, pendant light fitting, double glazed window to rear, radiator and door to

En-suite 2.37m (7ft 8in) x 2.11m (6ft 10in)

Tiled floor, partially tiled walls, chrome heated towel rail, pedestal wash hand basin, close coupled WC, panelled bath with shower connected. Extractor fan, ceiling light fitting, access to partially boarded loft space. Mirrored cupboard, obscure double glazed window to rear.

Bedroom 3 3.49m (11ft 3in) x 1.91m (6ft 2in)

Perfect for a home office or nursery. Carpet, double glazed window to front, pendant light fitting, radiator, built in storage cupboard housing the Worcester combination boiler.

SECOND FLOOR

Landing

Built in storage cupboard and velux skylight over stairs, pendant light fitting, carpet, doors to

Bedroom 2 3.25m (10ft 6in) x 2.61m (8ft 5in) max

Double glazed dormer window with lovely views over the Severn Valley. Carpet, radiator, pendant light fitting and built in wardrobes.

Bathroom

Tiled floor and partially tiled walls, close coupled WC, pedestal wash hand basin, tiled shower cubicle, mirrored cupboard, Velux skylight with views to the Malvern Hills. Chrome heated towel rail, extractor fan and ceiling light fitting.

Outside

Double timber gates to the side give access to a pathway shared with the neighbouring properties leading to the front door and rear garden of the property. As is commonly recognised in Victorian properties the neighbouring property has a right of access over the garden.

Leading from the rear door is a raised decked area with external tap and lighting. Steps lead down to a lawned section with planted borders, a gravel path gives access to the cellar (described later) a side gate and further steps lead down to another lawn with planted borders and a private and secluded patio area. The garden has a mature feel with both south and east facing aspects.

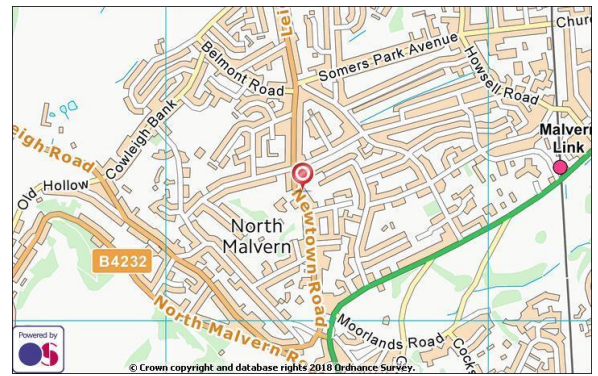
Cellar

Accessed from the garden. Power and light connected.



Directions

From the Agents office in Great Malvern proceed north along the A449 towards Worcester. Turn left at the traffic lights and bear round to the right into Newtown Road (signposted Leigh Sinton). Continue past the shops and after passing St Josephs Church and school on the left hand side the property will be found immediately on the right hand side as indicated by our for sale board.



Services

We have been advised that mains gas, electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (Subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchases/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

Council Tax

COUNCIL TAX BAND "B"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (66).



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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